



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

June 7, 2019

Adam Crain, AIA
2Plys, LLC
43414 Mountcastle Drive
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**RE: Subdivision of Square 4057 Lots 191 & 192: 1255 & 1251 Holbrook Terrace NE
19-Z-PDRM-00114**

Dear Mr. Crain:

As per the meeting held with my staff on May 14, 2019, this letter is to confirm that the proposed subdivision into three (3) lots for the referenced properties in the applicable RF-1 zone meets all the requirements of the Zoning Regulations.

The "Project" is the subdivision of two (2) existing adjacent lots (191 & 192), both sized at 2,818 sq. ft, into three (3) new equally sized lots at 1,878.66 sq. ft. each. A new Two-Family flat will be constructed on each of the lots, for a total of six (6) new dwelling units.

In summary, I have determined that the Project is permitted as a matter of right, according to the following:

The Project meets the requirements for Use in the RF-1 Zone

The RF-1 zone requires a minimum lot size of 1,800 sq. ft. and the proposed Project will provide lot sizes that exceed this minimum requirement; therefore, the proposed design of six (6) units across the three (3) newly created lots is permitted as a matter of right.

The Project complies with the general zoning requirements in the RF-1 Zone

Height and Stories

The proposed structure will be 40'-0" measured from the BHMP. Accordingly, the proposed height of the Project satisfies the requirement when three (3) adjacent structures are developed together. Furthermore, the Project consists of three (3) stories above a cellar with a ceiling height not to exceed 3'-11" above grade per the definition of Cellar set forth in Subtitle B-100.2. Accordingly, the Project's proposed 40'-0" height and three (3) stories over a cellar, complies with the applicable Zoning Regulations.

Lot Occupancy

Pursuant to Subtitle E-304.1, the footprint of the building is limited to a maximum lot occupancy of 60%. The proposed lot occupancy for each new structure is 1,124 sq. ft., or 59.83%, which is less than the maximum allowed.

Lot Width

Lot width is measured 30'-0" from the front property line, with a minimum required lot width of 18'-0". Each lot has a proposed width of 25.1 feet as detailed in the attached Subdivision Plat, so the lot width complies.

Rear Yard

Pursuant to Subtitle E-306.1, the minimum required rear yard setback is 20'-0". The proposed rear yard of the Project is 25.5 feet, so the proposed rear yard depth complies.

Front Setback

Pursuant to Subtitle E-306.1, the front façade of the Project is in alignment with the existing front setbacks of structures on the same side of the street along Holbrook Terrace and therefore satisfies this requirement. You have represented that the adjacent existing house has an 11.4-foot setback from the front property line, excluding a covered front porch extending beyond the conditioned area front wall, which is compliant.

Side Yard

The proposed buildings will comply with the definition of "Building, Row" as set forth in B-100.2, as they will span lot-line to lot-line (full width), with no proposed nor required side yard(s).

Parking

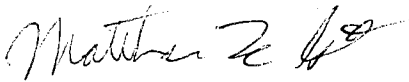
One (1) parking space is required for every two (2) units. Each new lot will provide one (1) parking space with a minimum dimension of 9 feet wide by 18 feet long.

Conclusion

Based on my review of the attached plats, the proposed Subdivision into three (3) new lots and the Project on each property complies with the RF-1 zone requirements. Accordingly, the Project may be permitted as a matter-of-right. Therefore, when a Subdivision plat and the building permit applications for the Project are filed, my office will approve drawings that are substantially consistent with the plans attached to this letter.

This determination letter constitutes the first writing reflecting the administrative decision. Therefore, under Subtitle Y-302.5 of the District's Zoning Regulation, no subsequent document including a building permit or certificate of occupancy, can be appealed unless the document modifies or reverses this letter or reflects a new decision.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments: Plats showing proposed lots and building footprints